

City of
Milwaukee
Development Center



809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-8211

May 18, 2009

City Clerk Ronald D. Leonardt
Attn: James Owczarski
Office of the City Clerk

Commissioner Art Dahlberg
Dept. of Neighborhood Services

Commissioner Richard Marcoux
Attn: Elaine Miller
Department of City Development

City Attorney Grant F. Langley
Attn: Tom Miller
Office of the City Attorney

Commissioner Jeffrey J Mantes
Attn: Ghassan Korban
Department of Public Works

City Engineer Jeffrey S. Polenske
Attn: Michael Loughran

Re: Subterranean space lease petition from Pfister, LLC

Dear Committee Members:

In accordance with Section 245-14 of the Milwaukee Code of Ordinances, I am forwarding to you materials relating to an application for a subterranean space lease filed by Pfister, LLC. The lease is being requested for an underground vault located in part of public alley at 424 E Wisconsin Ave.

I am asking that the City Clerk prepare the appropriate file for introduction at the next Council meeting.

I am asking that all of you review the enclosed materials in preparation for a meeting in June or July to discuss these submittals and the committee's recommendation regarding this lease.

Should you require additional information from the applicant, please give me a call at ext. 8480.

Thank you.

Sincerely,


Linda Eichhorst
Development Center

Attachments

Cc: Ald. Robert Bauman
Linda Treland

City of
Milwaukee
Development Center



Customer Information

809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-8211

Air or Subterranean Space Lease Petition

Submit this application with \$150 application fee to:
Milwaukee Development Center
Make check payable to City of Milwaukee.
Application fee is non-refundable.

Date April 27, 2009

TO THE HONORABLE, THE COMMON COUNCIL OF THE CITY OF MILWAUKEE:

The undersigned Pfister, LLC, a Wisconsin limited liability company
(state whether petitioner is an individual, co-partnership, Wisconsin or foreign corporation)
respectfully petitions the Common Council of the City of Milwaukee, according to the provisions of Section 66.048(3)
and (4) of the Wisconsin Statutes, that the following space lease be granted:

underground vault located in part of a public alley in Block 19, in
Plat of Milwaukee, being in the Northwest 1/4 of Section 28, Town 7 North,
Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin
of which building plans, plot plans and descriptive data showing the elevations, locations, height and size of the
proposed structure and its relationship to adjoining buildings are herewith submitted.

The petitioners are the owners in fee of the following described real property:

Lots 1, 2, 3, 4, 5 and 6, in Block 19, in Plat of Milwaukee on the east
side of the River, in the Northwest 1/4 of Section 28, in Town 7 North,
Range 22 East, in the City of Milwaukee, County of Milwaukee, State
of Wisconsin.

also known by street and number as 424 East Wisconsin Ave and _____
which property is located on ~~both~~ the east sides of that portion of the (~~street~~, alley or _____) to be so leased.

This petition is subject to such terms and conditions as may be agreed up on between the City of Milwaukee and the
petitioner, which terms and conditions shall be set forth in a written lease pursuant to Section 66.048(3) and (4),
Wisconsin Statutes. The leasing of such space shall be subject to a determination by the Common Council of the City
of Milwaukee that such space is not needed for street, alley or other public purpose and that the public interest will be
served by such leasing, and upon such determination as shall be authorized by ordinance duly passed by the City of
Milwaukee.

Pfister, LLC

Signature _____

Address 100 East Wisconsin Avenue, Suite 1900

Phone (414) 905-1390

Corporation, firm or society Pfister, LLC

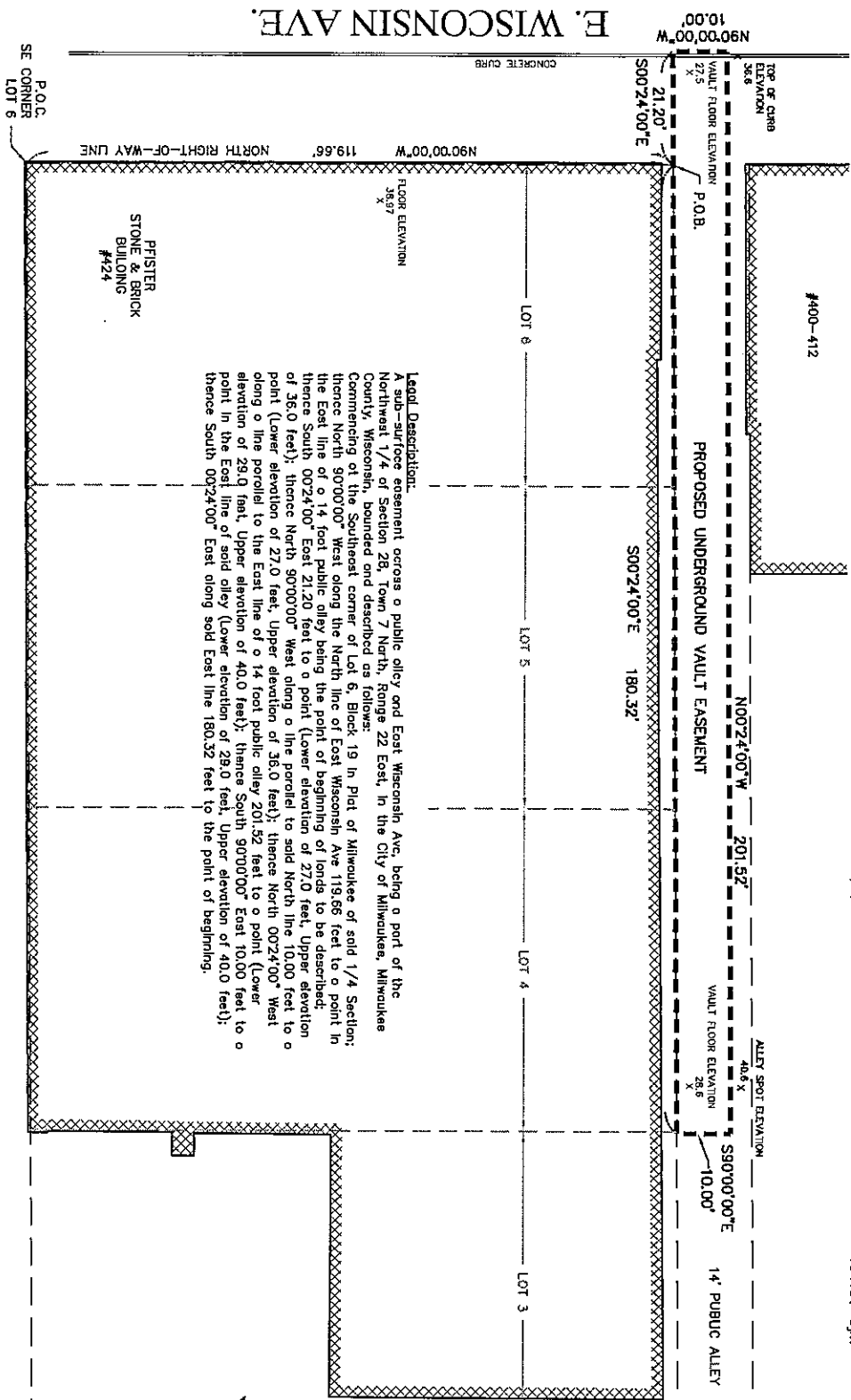
Address 100 East Wisconsin Avenue, Suite 1900

Milwaukee, WI 53202

Title or office held in same Secretary

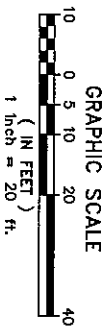
SUB-SURFACE EASEMENT EXHIBIT

Known as 424 East Wisconsin Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin
 Part of a public alley in Block 19, in Plot of Milwaukee, being in the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.
 March 31, 2009
 Pfister, LLC.
 1041B-cjm



Legal Description:
 A sub-surface easement across a public alley and East Wisconsin Ave. being a part of the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:
 Commencing at the Southeast corner of Lot 6, Block 19 in Plot of Milwaukee of said 1/4 Section; thence North 90°00'00" West along the North line of East Wisconsin Ave 119.66 feet to a point in the East line of a 14 foot Public Alley being the point of beginning of lands to be described; thence South 00°24'00" East 21.20 feet to a point (Lower elevation of 27.0 feet, Upper elevation of 36.0 feet); thence North 90°00'00" West along a line parallel to said North line 10.00 feet to a point (Lower elevation of 27.0 feet, Upper elevation of 36.0 feet); thence North 00°24'00" West along a line parallel to the East line of a 14 foot public alley 201.52 feet to a point (Lower elevation of 29.0 feet, Upper elevation of 40.0 feet); thence South 90°00'00" East 10.00 feet to a point in the East line of said alley (Lower elevation of 28.0 feet, Upper elevation of 40.0 feet); thence South 00°24'00" East along said East line 180.32 feet to the point of beginning.

N. JEFFERSON ST.



- Notes:**
1. Benchmark: SW corner of N. Jackson St. & E. Wisconsin Ave., extreme NE corner of U.S. post office (federal building) in circular tower 3.60' above sidewalk, 2.5" bronze disc set into granite stone. Elevation = 42.947 (City of Milwaukee Datum)
 2. Horizontal location of underground vault was taken from Arnold and O'Sheridan Inc. plans dated June 20, 2008
 3. Bearings are referenced to the North line E. Wisconsin Ave. which is assumed to bear North 90°00'00" West



R.A. Smith National, Inc.
Beyond Surveying and Engineering
 16745 W. Bluemound Road, Brookfield WI 53005
 282-781-1000 Fax: 282-797-7373
 www.rasmithnational.com
 S:\104181\dwg\EX101820.dwg
 EX101820.dwg\EX101820
 SHEET 1 OF 1

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

Document Number

7957933

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 3:03 PM

09-07-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 10.00

This Deed, made between PFISTER CORPORATION, Grantor, and PFISTER, LLC, Grantee,

Witnesseth, that the said Grantor, for the sole consideration of the cancellation of the capital stock of the Grantor, conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Lots 1, 2, 3, 4, 5 and 6, in Block 19, in Plat of Milwaukee on the East side of the River, in the Northwest 1/4 of Section 28, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ADDRESS: 424 E. WISCONSIN AVENUE

This transfer is exempt from all transfer taxes pursuant to Wisconsin Statutes section 77.25(7).

Recording Area

Name and Return Address
James Gormley
c/o Foley & Lardner
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-5367

Box 2180

392-0801-100-X
Parcel Identification Number (PIN)

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, restrictions, encumbrances and easements of record, and real estate taxes for the year 2000 and subsequent years and will warrant and defend the same.

Dated this ^{23rd} 27th day of July, 2000.

(SEAL)

(SEAL)

PFISTER CORPORATION

By: _____ (SEAL)

* Thomas F. Kissinger, Secretary (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 2000

* TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
James H. Gormley of Foley & Lardner

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
Milwaukee County)

Personally came before me this 26th day of July, 2000 the above named

Thomas F. Kissinger

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Candice Trueder

Notary Public Milwaukee County, Wis.

My Commission is permanent. (If not, state expiration date)
May 5, 2002, 2000

